

THE CLIMPING MILL HOUSE

ASSESSMENT OF SIGNIFICANCE - IDL UPDATE

Rev 01
25.10.2019

IDL:

This report looks to provide an update to the previously prepared report by others, which catalogues the architectural elements within the building. The report highlights in blue any on site changes since the initial issue, the remainder of the items are unchanged.

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
1	Ground Floor						
	GF01 Photo DSC02796 & Photo DSC02808	Mill House (Mid C19th)	Dining Room	Part of the original phase of construction for Mill House the room is modest in detail with a simple brick fireplace (DSC02801) located at the southern end, 3no. double hung six over six Georgian bar sliding sash windows facing east and panelled doors with matching architrave throughout. Wide plank floorboards 222mm survive at the southern and northern ends of the room. A simple cornice to lath and plaster ceiling survives (DSC02799). Walls historically battened out and dry-lined with lath and plaster (DSC02815). Some original skirting board remains (DSC02818).	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. (DSC02805) Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 9 - Floor Structures. Allow for lifting and replacing ground floor timbers ensuring provision for adequate means of through and cross ventilation. Item 17 Ventilation to sub-floor Suspended timbers to be retained at ground floor where they exist. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Central section of floor replaced with cementitious screed. Modern dry-lining system formed over historic wall linings using modern non-breathable materials and finishes.	Carefully remove by hand modern dry-lining methods ensuring that the remaining lath and plaster is protected from damage during the course of the works. Investigate condition of timber stud behind, identifying areas of dry rot, removing all affected timbers on a like for like basis. Where original lath and plaster has been loss during the course of the work insert breathable insulation (mineral wool or sheep wool batts or similar and approved between the studs. Supply and fin new chestnut lathes and replaster using a traditional lime putty and hair mortar. Where lath and plaster has previously been removed and replaced with plasterboard and skim, again insulated between the studs, apply new Savolit board and skim with lime hair plater. Remove central section of screeded floor (DSC02817), replace missing floor joists, splice in repairs to existing joists, reinstate sleeper walls as necessary to reduce the span. New joists to be a like for like match to existing using C24 grade Douglas Fir or similar and approved softwood isolated from sleeper walls with a course of slate or damp proof membrane as approved by the LPA. Supply and fix new wide plank floorboard to match like for like the existing. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and wallpaper with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Proposed alterations include the removal of door and nib between kitchen and entrance hall, the removal of the partitions separating kitchen and kitchen lobby and the removal of a section of masonry wall at the northern end between the former kitchen and kitchen lobby to create a breakfast eating area.
2	GF02 Photo DSC02864 & Photo DSC02865	Mill House (Mid C19th)	Drawing Room	Part of the original phase of construction for Mill House the room is lavishly detailed with exposed ceiling joists and boxed in timber beams to formulate the room. Very little evidence survives of the original infill panels. Fragments of a simple cornice remains which provides further definition to the decorative ceiling. The walls are plain, painted lime plaster with original profiled skirtings. To the south a canted bay with six over six traditional double hung Georgian bar sliding sash windows. A further six over six matching sliding sash window faces east whilst a six over six Georgian bar, but of different appearance faces south, adjacent to the canted bay.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. (DSC02873) Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. (DSC02874) Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Modern plasterboard infill between ceiling joists, screeded floor and modern applied finishes to the walls which have resulted in damp ingress and dry rot. The painted brick fireplace detracts from the splendour of the room.	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
1 Ceiling finishes removed, combination of modern boarding and lath and plaster none of which remains. Dry-lining systems to walls removed, which included at minimum of two separate applications, one historic and then a modern impervious system. Floor was timber in part and concrete, all removed and taken back to earth. Timber joists cut out leaving tenons within mortices, concrete grubbed out.	Removal of finishes reveals notching through joists for conduit and plumbing which has potentially compromised the structural integrity of the timber; and areas of new timber flooring above. Former trimmer also revealed. The removal of the wall linings have revealed a former fire and stove with wrought iron strap lintel over to eastern end. Simple brick fireplace at western end with brick arch and wrought iron lintel; ghosting on interior wall suggests the loss of a partition at some point in the past. In addition the brick dressings to the middle sash are misaligned - From the form of the brick dressings it would appear that there was a door opening which has been infilled and the window inserted to form a symmetrical facade. Floor was timber in part and concrete.	Formatted jpegs with maps Mill Building Ground Floor - Dining Room. Stripping Out Appendices: Item 1.00 Dining Room Photographs 1.01 - 1.05	The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. In addition the removal has further revealed former alterations to the historic core which provide legibility and context to the earlier plan form. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	• 5 No. joists replaced with new. Original timber joists cut down and planted onto underside of new joists to enable historic feature to be visible once ceilings are infilled between joists. <i>IMG_20191021_124218</i> • All external and internal flint walls re-pointed. <i>IMG_20191021_124244</i>
2 Modern dry-lining methods removed. Walls stripped back to masonry, exposing timber packing pieces within the fabric. Window linings retained in situ, mortices for floor joists to bay revealed. Concrete floor grubbed out to a depth of 3no. Brick courses - line of which is apparent on site by way of bitumen applied dpc.. Corbelled footing to fireplace revealed. Plaster to ceiling removed, lathes remain intact. Ceiling joists retained but stripping out has revealed replacement of original timber beam to bay window replaced with modern sawn timbers at some point in the past. Blockwork above door to room again revealed as part of the stripping out.	Removal of boxing on to beams revealed replacement of 1no. Original timber with 2no. Modern joists with timber packers between and screwed on pieces of battens to provide housing to the original and stained timber ceiling joists. Removal of the linings to the walls has revealed an area of making good / consolidation to the flintwork using pugged on clay tiles. Additionally above the door providing access into hallway an area of blockwork infilling. Again this appears to be as a result of the removal of an original timber beam and replacement with steel section. A former arched headed opening to the historic front facade is evident within the masonry. The removal of the linings also revealed that when the canted bay was added it had a raised timber suspended floor - indicated by the mortices within the brickwork. The footings of the original external wall have been revealed by the removal of the modern concrete and screed floor.	Formatted jpegs with maps Mill Building Ground Floor - Drawing Room. Stripping Out Photographic Appendices: Item 2.00 Drawing Room Photographs 2.01 - 2.05	The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	• Chimney and adjacent walls re-pointed. <i>IMG_20191021_124916</i> • Mortar to internal brick walls chased out in readiness for re-pointing. <i>IMG_20191021_124920</i>

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Climping Mill
Assessment of Significance Rev B

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3	GF03 Photo DSC02848 & Photo DSC02860	Mill House (Mid C19th)	Hall	Part of the original phase of construction for Mill House that houses the staircase rising to the upper floor. The room is lit by a three light plus 3 light double timber casement, 3 panelled door with matching architrave, stained timber staircase with acorn newels and fluted spindles with wood panelling to underside of staircase. Lath and plaster ceiling.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Screeded Floor, modern finishes	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Casement window to be overhauled restoring it to full working order and draught proofed in accordance with published guidance from Historic England.
4	GF04 Photo DSC02853	Mill House (Mid C19th)	Main Entrance to The Mill	Three panelled entrance door with moulded architrave. Three panelled door with matching architrave contemporaneous to other examples elsewhere in historic core. Skirting plain square	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Screeded Floor. New four panelled door with matching architrave to cloakroom	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a template supply and fit new sections of skirtings as necessary. Note where possible avoid using small sections of skirtings in one length as this will compromise the visual aesthetic of the match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Retain existing three panelled front door and fit with new five lever mortice dead lock

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

IDL:

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
3 Modern ceiling finishes removed, revealing that the position of the staircase is a later intervention as a result of the modern trimmers. Dry-lining to walls removed to fully reveal the flint with brick dressing masonry to stairwell area. Concrete floor grubbed out again approximately 3no courses evident from the scaring around the perimeter of the room. Steps between stairwell and entrance hall formed in concrete and have been removed.	The removal of the modern ceiling linings revealed the staircase to be a later inserted adaptation with inserted trimmer (re-used white painted) and timber packers. In addition the return wall onto which the string of the dog leg staircase is fixed is of two distinct builds evident by the differing brick including gauge (the bond is consistent) and the clear visual evidence that the wall butts the earlier brick and flint wall. The removal of the concrete screed floor revealed the stone nosing to the step between Entrance and Hall is original and remained intact.	Formatted jpegs with maps Mill Building Ground Floor - Atrium. Stripping Out Photographic Appendices: Item 3.00 Hall Photographs 3.01 - 3.03	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the Door plus nib to the west of the staircase previously separating the Kitchen and Hall will still ensure readability of the earlier form and as such whilst the works do constitute loss of historic fabric the harm is outweighed by the substantial public benefit of the restoration of the building and the securement of a sustainable future use. The works are considered to preserve the significance of the Designated Heritage Asset.	• Mortar to internal brick walls chased out in readiness for re-pointing. <i>IMG_20191021_125156</i> • Pier adjacent to front entrance door overlaid with new creasing tiles detail. <i>IMG_20191021_125144</i>
4 Modern ceiling finishes removed exposing ceiling joists. Modern Dry-lining systems including plasterboard, removed from walls. Cementitious skim removed in part to reveal flagstones beneath.	Removal of wall linings has revealed cracking within the masonry, which will require remedial works in accordance with Structural Engineer's recommendations. In addition the timber beam forming the large opening between Entrance and Hall appears to have insufficient bearing. The brickwork appears to have been cut back to form a (larger) opening. Again Structural Engineer to provide specification and details for making good including provisions of appropriate bearing.	Formatted jpegs with maps Mill Building - Atrium. Stripping Out Photographic Appendices: Item 4.00 Main Entrance Photographs 4.01	The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	• Mortar to internal brick walls chased out in readiness for re-pointing. <i>IMG_20191021_125704</i>

Climping Mill
Assessment of Significance Rev B

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5	GF05	Mill Last Quarter C18th	The Mill	Eighteenth century Mill with lath and plaster ceilings and original carved timber fireplace (dated). Exposed ceilings joists with painted lath and plaster infill between. 2no. Central girders, carved timber fireplace. 3no. Traditional casement windows with architraves, panelled door to match elsewhere again with architraves and a pair of Georgian bar glazed French Doors	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 4 - Mill Frames. Allowance to be made for extensive partnering with steel elements, especially to main spars and joints between framed elements for reconstruction of mill to original height and form. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 9 - Floor Structures. Allow for lifting and replacing ground floor timbers ensuring provision for adequate means of through and cross ventilation. Item 16 Building Hygiene - Building to be inspected for asbestos containing materials which shall be removed and disposed of in accordance with Control of Asbestos Regulations. Item 17 Ventilation to sub-floor Suspended timbers to be retained at ground floor where they exist. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Consideration should be given to forming a ‘vertical damp-proof course’, formed of a strip of studded plastic damp-proof membrane across the floor/wall junction extending to, say, 1m above external landscaped ground levels behind insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and	Area identified as potentially contaminated with asbestos. Insertion of 2no brick piers each to support timber girders where the bearing end has rotted. The insertion of the piers, whilst honest visually detracts from the original plan form. Modern finishes to walls, trapping moisture and resulting in visible damp markings. Finally the insertion of a modern screed floor.	Where asbestos has been installed this will be removed by specialist contractor. The existing plastered finish will be contaminated. Once the removal of asbestos and all contaminated materials and finishes have been removed from the room a full assessment of the area is to be made and a repair schedule produced which will be based upon sound conservation principles and like for like repairs using traditional materials and finishes in accordance with BS7913. Should evidence exist on the timber studs of the use of lath and plaster this will be reinstated using chestnut riven laths and lime hair plaster applied in three coats. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R’s item 19. Using the original of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new, French doors to be repaired splicing in new timber as necessary and redecorated. A new staircase will be formed between ground and first floor to replicate the form of the existing first to second floor. The location of the staircase will be informed by the position of existing constructional timber-frame and in accordance with the Structural Engineers details.
6	GF06	Mill House (Mid C19th)	Downstairs cloakroom	Three over three traditional sash window with Georgian glazing bars	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above.	Modern intervention by way of screeded floor, modern plaster finish with corroding angle beading	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

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5 Ceiling plastered finish removed exposing lathes which remain intact. Localised areas of lost lath show floorboards above. Modern linings to walls removed exposing brick piers to full depth. Concrete screeded floor grubbed out, the build up of which is evident beneath the brick hearth.	Removal of the ceiling finishes between the exposed joists reveals the retained lath insitu. Removal of the modern finishes to the walls, which appears from the evidence left to have been a build up of several applied impervious systems including modern render all of which has trapped moisture within the historic fabric. The walls originally flint with brick dressing show a number of instances where consolidation and making good of the fabric has taken place using brickwork laid in stretcher bond, likely to have been an earlier to mid 20th century adaptation. The original stained timber joists and beams remain, the later have lost their bearing into the wall as a result of decay and now the ends are supported on modern brick piers constructed in cement mortar, removal of the modern screeded floor full depth (approximately 3no courses brickwork) has revealed the piers have no bearing built off the screed rather than a designed padstone. The modern build up is also evident to the existing hearth that serves the earlier carved timber fireplace. Removal of the modern wall finishes has also revealed instances where the original timber lintels to the window openings have been replaced with modern tanalised softwood joists that have little bearing on the original masonry. In some instances the joists have been cut too short and instead bear onto the rendered build up. The existing arrangement is structurally compromised and will need to be readdressed in accordance with the Structural Engineers details. Where the original lintels remain, element shows signs of decay and rot. These need to be fully inspected to ascertain their capability and if compromised replaced in accordance with Structural Engineers details and calculations.	Formatted jpegs with maps Mill Building - Mill Building Ground Floor - Mill. Stripping Out Photographic Appendices: Item 6.00 Main Entrance Photographs 6.01 - 6.08	The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. The removal of wall linings has revealed works necessary to strengthen the historic core and replaced elements installed under a previous renovation where are deemed defective and not fit for purpose. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	No change
6 Removal of ceiling finishes revealing a modern timber construction with ply or similar board above. Dry-lining to walls stripped out revealing masonry beneath, some of which is blockwork construction which has been left with ceramic finish still applied.		Formatted jpegs with maps Mill Building - Atrium. Stripping Out Photographic Appendices: Item 5.00 Cloakroom Photographs 5.01	The removal of the ceiling linings revealed that the area has been subject to much alteration and whilst some of the ceiling linings constitute loss of historic fabric much has previously been lost by 20th century adaptation. The removal of ceiling finishes are considered necessary to facilitate the repair of the structure using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	No change

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
					Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		
7	GF07 Photo DSC02831	Mill House (Mid C19th)	Kitchen	Three over three sash, three panelled door consistent with other historic doors within the original Mill House.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above.	Lower ceiling, possibly underdrawn with modern materials and finishes. Screeded floor	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Lay new flagstone floor which should finish flush with level of former screed to ensure the doors and architraves are not affected by the installation of a new insulated floor. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.
8	GF08 Photo DSC02835	Mill House (Mid C19th)	Kitchen Lobby	Three over six sash, horns to upper sash. Butt and Bead planked door (historically external door prior to additions)	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Painted tiled skirting, screeded floor (DSC02836)	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Lay new flagstone floor which should finish flush with level of former screed to ensure the doors and architraves are not affected by the installation of a new insulated floor. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
7 Ceiling finishes removed, walls stripped back to masonry and concrete screed grubbed out depth of screed build up approximately 3no. brick courses visually evident as scaring on the wall.	Removal of ceiling finishes has revealed significant notching out of joists for conduit which is likely to have compromised the integrity of the joists and therefore will need to be strengthened in accordance with Structural Engineers details. Some low-grade strengthening of original timber members has previously been carried out, probably due to the beetle infestation. Removal of wall finishes has revealed the use of expanded metal lath, evident on the timber lintel of the servery hatch and removal of the screed has revealed original brick well, approximately 2.5m deep which appears in good condition.		The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement.	• All flint walls have been re-pointed. IMG_20191021_130308, IMG_20191021_130321
8 Ceiling finishes removed, walls stripped back to masonry, and concrete screed grubbed out to a depth of approximately 3no brick courses which is visually evident as scaring on the wall.	Removal of ceiling finishes has revealed significant notching out of joists for conduit which is likely to have compromised the integrity of the joists and therefore will need to be strengthened in accordance with Structural Engineers details. Some low-grade strengthening of original timber members has previously been carried out, probably due to the beetle infestation. Removal of wall finishes has revealed the use of expanded metal lath, evident on the timber lintel of the servery hatch and removal of the screed has revealed original brick well, approximately 2.5m deep which appears in good condition.		The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the floor using materials and finishes compatible with traditional materials. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. These works are therefore deemed to be an enhancement. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability. These works are therefore deemed to be an enhancement. Removal of the floor screed and revealed the well which served the historic household and as such further informs upon the legibility and context of the designated heritage asset.	• 3 No. joists replaced with new. Original timber joists cut down and planted onto underside of new joists to enable historic feature to be visible once ceilings are infilled between joists. IMG_20191021_124218 • All flint walls have been re-pointed. IMG_20191021_130308, IMG_20191021_130321

Climping Mill
Assessment of Significance Rev B

Room No. / Ref		Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
9	GF09	Extension 2nd Quarter C20th	Rear Hall	Modern extension to the Mill House, constructed in the mid 20th century. The extension does take reference from the earlier form including replication of the three panelled door consistent with those in the Mill House. Wide plank butt and bead door to original outbuilding demonstrates the earlier form.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plaster like for like. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.
10	GF10 Photo DSC02880	Extension 2nd Quarter C20th	Rear Stair & Lobby DSC02880	Modern extension to the Mill House, constructed in the mid 20th century. The extension does take reference from the earlier form including replication of the three panelled door consistent with those in the Mill House. Wide plank butt and bead door to original outbuilding demonstrates the earlier form.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
9 Ceiling plaster finishes stripped out retaining machine sawn laths. Modern plaster finishes to walls removed revealing brickwork beneath. Concrete floor grubbed out approximately 3no courses as evidenced by the scarring on the walls.	Removal of plaster finished to wall has resulted in some damage to brick work. Construction of addition is of modern construction using cementitious mortars and plasters.		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change
10 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.	Construction is modern using cementitious mortars and plasters		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
11	GF11 Photo DSC02887	Extension 2nd Quarter C20th	Bedroom 1	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Downstand within the room visually prominent - its function is not known. Further investigation required. (DSC02887)	Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.
12	GF12	Extension 2nd Quarter C20th	Bedroom 2	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be proofed in accordance with published guidance from Historic England.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
11 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.	Construction is modern using cementitious mortars and plasters. Removal of the ceilings finishes identifies that the bulkhead aligns with the bedroom above with lower floor level that connects the 1950's extension and the 19th century Mill House.		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change
12 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.			Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
13	GF13 Photo DSC02893 & Photo DSC02894	Extension 2nd Quarter C20th	Living Room	Later extension but taking reference from the earlier form with six over six Georgia bar sliding sash windows, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.
14	GF14 Photo DSC02884	Extension 2nd Quarter C20th	Shower	Constructed as part of the internal circulation space to later extension	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Later adaptation to the extension constructed within corridor, directly in front of a traditional sliding sash window. Poor design which negatively impacts upon the internal layout and context.	Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
13 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.			Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change
14 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.			Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	Enclosing walls removed and area now forms part of a large hallway /landing . <i>IMG_20191021_131407</i>

Climping Mill
Assessment of Significance Rev B

Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
15 GF15	Extension 2nd Quarter C20th	WC	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.
16 GF16	Extension 2nd Quarter C20th	Rear Porch	Integral part of extension with panelled doors matching those within the historic core, Georgian bar casement window. Screeded floor indicative of the modern construction	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
15 Ceiling plaster finishes removed revealing machine made laths. Plaster finishes to walls removed exposing brickwork of 1950's extension. Concrete floor grubbed out, approximately depth of 3no courses, scarring evident of walls.			Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	Enclosing walls removed and area now forms part of a large hallway/landing . <i>IMG_20191021_131407</i>
16 Ceiling plaster finishes stripped out retaining machine sawn laths. Modern plaster finishes to walls removed revealing brickwork beneath. Area of later brickwork suggests the infill of a former door opening set at an intermediate height between the rear door and the door into the Kitchen of Mill House Concrete floor grubbed out approximately 3no courses as evidenced by the scarring on the walls. Steps to back door removed exposing void beneath.	Removal of wall finishes identified potential former openings at intermediate level between Rear Hall and 20th century Kitchen range now infilled with brick. Removal of steps and floor revealed void beneath Rear Hall - Structural Engineer to detail new floor and steps. Removal of plaster finished to wall has resulted in some damage to brick work. Construction of addition is of modern construction using cementitious mortars and plasters.		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	No change

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
17	GF17 Photo DSC02837 & Photo DSC02846	Extension 1st Quarter C20th	Kitchen	Three over three sash adjacent to fireplace, remains of architrave which matches profile of GF01. Timber three light casement windows to North elevation. Screeded floor & modern finishes indicative of modern construction	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Further alterations include an increased opening to the casement window, the insertion of a new window to the south elevation which will replicate the existing sash window in the same elevation
18	GF18	Extension 1st Quarter C20th	Pantry	Integral part of extension with small double casement windows, screeded floor and modern materials and finishes	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a ‘vertical damp-proof course’ & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
17 Vaulted ceiling finishes up to underside of collars removed (lath and plaster)revealing sarking felt to upper side of rafters. Modern plasters removed from walls exposing concrete lintel to fireplace. Stud partition between kitchen and pantry removed. Concrete floor grubbed out to a depth of 3no. courses evident from scarring on wall.	Some damage to brickwork where modern plasters removed.		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	All flint walls have been re pointed. IMG_20191021_130308, IMG_20191021_130321
18 Vaulted ceiling finishes up to underside of collars removed (lath and plaster) revealing sarking felt to upper side of rafters. Modern plasters removed from walls. Central shelving and cupboard are removed exposing dry rot on the remaining plastered finish. Stud partition between kitchen and pantry removed. Concrete floor grubbed out to a depth of 3no. courses evident from scarring on wall.	Some damage to brickwork where modern plasters removed, evidence of dry rot on end wall (NW)		Removal of ceiling linings / finishes and removal of wall linings, replacing on a like for like basis. The works are contained within a modern 20th century addition which has no historic interest and therefore has a much lesser value than the historic core. It contribution to the overall significance of the Listed Building is in the architectural cues and references taken from the earlier form. The removal of materials and finishes such as ceilings and wall linings whilst contemporaneous to the build do not represent harm.	Roof tiles partly removed

Climping Mill
Assessment of Significance Rev B

Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
19	19th Century	Boiler Room	Historic outbuildings serving the 19th century Mill House	The Outbuildings have not been specifically identified within the H+R reports	Dilapidated state of repair	Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Form new extension at western end, removing section of walling to form a kitchen diner. The proposed extension is recessed to both the south and the north thus providing clear legibility of the phasing of the building. Whilst the removal of the section of wall constitutes loss, it is a modern 20th century addition and as such has no historic value and its architectural importance is lessened. It is proposed to construct a new extension to the west of the existing built form with hipped roof recessed back from the line of the existing addition on both the south and north elevation. The existing pantry window will be enlarged to form new door opening with external steps down to achieve Removal of existing M&E services and plant. General repair and repointing strengthening as necessary. Removal of internal partition
First Floor 21 FF01	Mill House (Mid C19th)	Bedroom 3	Retains some original features including 220mm floorboards, profiled skirting to external wall, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, three panelled doors, lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern studding out of reveal to side of chimney with crude cornice which does not match the profile of the original. Part insertion of modern plain skirting.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing stud partition between FF01 and FF02, making good as necessary and using like for like materials and finishes, retaining door so that it can be rehung in new position. Form new door opening between FF01 and FF03 to form en-suite bathroom. Remove crude dry-lining infill to chimney breast reveal, make good as necessary.
22 FF02	Mill House (Mid C19th)	Corridor	The corridor retains many original features with 220mm floorboards, profiled skirtings, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, built in cupboards with doors, central door with fanlight above leading to FF05.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Enclosure of former open gallery to stairwell using modern wired glass set in timber frame and partition. Modern storage heater and radiator visually prominent and detracting from original features	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing stud partition between FF01 and FF02, making good as necessary and using like for like materials and finishes and rehang existing door in new position. Insert new softwood stud partition to close off corridor at Northern end. Reinstate former balustrade and gallery facing onto stairwell by the installation of heat source sprinkler system if required to comply with building regulations
23 FF03	Mill House (Mid C19th)	Bathroom	Room is finished with modern materials however evidence remains of six over six timber Georgian bar sliding sash window, cornice and three panelled door with matching architrave and fanlight above.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Associated pipework prominent and detracting from original features	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Form new door opening between FF01 and FF03 to form en-suite bathroom and fix existing door shut (on corridor side).

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
19 Strip out of plant. Removal of lath and plaster to ceiling.	Cracking to the masonry requiring remedial works		The removal of the ceiling linings are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. The removal of the ceiling finishes are considered necessary to facilitate the repair and strengthening of the roof construction.	No change
21 Ceiling finishes removed exposing timber roof construction and revealing former ridgeboard has been cut away between rafter connections on part. In addition whilst the principle ceiling beams remain the joists have been largely removed weakening the roof configuration as there is insufficient tie at wall plate level. Lath and lime hair plaster finish to walls removed, skirtings removed. Concrete lintel above opening between Bedroom 3 and Bedroom 4 revealed identifying formation of opening as modern intervention. Door linings and architrave retained. Floor boards retained. Partition between Bedroom 3 and Corridor removed.	The removal of linings has revealed failures to historic fabric - particularly the flintwork which requires consolidation and repointing to strengthening and reinstate integrity. The removal of ceiling finishes has identified failures as a result of former adaptations including the construction of a platform to house water tank(s) Programme of strengthening by way of the introduction of high level collars in accordance with the Structural Engineers recommendations has been partially implemented that will allow the removal of ceiling joists etc	Formatted jpegs with maps Mill Building - Central Corridor (pages 1 & 2)	The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Ceiling joists removed throughout. - Close boarded sarking installed throughout roof. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144759</i> - Internal flint and brick walls re-pointed with additional creasing tile detail to outer edges. <i>IMG_20191021_144320</i> - External flint walls re-pointed <i>IMG_20191021_144049</i>
22 Removal of finishes to masonry piers forming gallery landing revealing timber bearers. Condition of some of masonry is poor with partial collapse reducing effective load bearing area. Ceiling and wall finishes (to stud) removed (Lath and plaster) Door linings and architrave retained.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	Internal flint and brick walls re-pointed with additional creasing tile detail to outer edges. <i>IMG_20191021_144504</i>
23 Ceiling materials and finishes removed to reveal combination of modern and traditional ceiling joists. Only traditional retain evidence of lath and plaster finish. Wall finishes removed (lath and plaster) exposing flint construction to external wall and timber studs to inner partitions. Timber studs retain evidence of lath and plaster. Removal of finishes has identified a former door opening that has been infilled. Floor boards of a size to suggest a modern intervention. Plastic vent grille has been inserted into outside wall.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Ceiling joists removed throughout. - Close boarded sarking installed throughout roof. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144759</i> - External flint walls re-pointed <i>IMG_20191021_144352</i>

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
24	FF04	Mill House (Mid C19th)	Bedroom 4	Generally remains intact with many period features, 220mm wide plank doors although a section of 168mm exist immediately adjacent to fireplace. Profiled skirting and cornice remain in part, six over six timber Georgian bar sliding sash window, three panelled door with matching architraves and original fireplace but blocked up. Lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted restricted height door between FF05 and FF04. Incongruous heating pipes.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Infill later inserted door opening including architrave between FF04 and FF05 and make good using like for like materials and finishes. Re-open existing flue and insert new wood burner into existing fireplace.
25	FF05 Photo DSC02956 & Photo DSC02955	Mill House (Mid C19th)	Bedroom 5	Generally remains intact with many period features, 168mm wide plank floorboards, profiled skirtings, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, cornice detail, original fire surround and lath and plaster walls and ceilings	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Formed opening within reveal to chimney to room FF04. Fireplace blocked up with modern board onto which storage heater has been fixed. Installation of wash hand basin and associated pipework.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing wash hand basin Infill later inserted door opening including architrave between FF04 and FF05 and make good using like for like materials and finishes. Re-open existing flue and insert new wood burner into existing fireplace.
26	FF06	Mill House (Mid C19th)	En-Suite	Spaced used as En-Suite to Bedroom 5, with timber six over six Georgian bar sliding sash window. Floor finishes contemporaneous with those within the Mill (168mm floorboards), profiled skirting,	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partition between FF06 and FF05 adapted to fit the existing sliding door arrangement and modern inserted partition to form walk in airing cupboard	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Infill existing door opening to provide separation between FF06 and FF07. Make good as necessary using like for like materials and finishes.
27	FF07	Mill House (Mid C19th)	Walk in Airing Cupboard	Space used as airing cupboard with former opening onto FF08 blocked up but architrave retains former context. Profiled skirtings remain	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partition between FF06 and FF07 modern adaptation. Infilling of former opening although the retention of the architrave has retained context of former layout.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. The proposed works are for the Infill existing door opening to provide separation between FF06 and FF07. Make good as necessary using like for like materials and finishes, ad the reinstatement of a former blocked up opening. A three panelled door salvaged from within the building where adaptation has resulted in a surplus of doors will be rehung in original opening.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
24 Ceiling finishes removed exposing timber roof construction and revealing former ridgeboard has been cut away between rafter connections on part. In addition whilst the principle ceiling beams remain the joists have been largely removed weakening the roof configuration as there is insufficient tie at wall plate level. Lath and lime hair plaster finish to walls removed, skirtings removed. Concrete lintel above opening between Bedroom 3 and Bedroom 4 revealed identifying formation of opening as modern intervention. Door linings and architrave retained. Floor boards retained.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	• Ceiling joists removed throughout. • Close boarded sarking installed throughout roof. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144759</i> • Internal brick chimney and adjacent walls re-pointed. <i>IMG_20191021_144417</i> • External flint walls re-pointed <i>IMG_20191021_144425</i>
25 Vaulted ceiling finishes to underside of collar removed exposing timber valley boards and sarking felt over rafters. Rafters connected with ridge board, section over bay window appears extended, short section of ridgeboard added and no connection at that end in terms of collars tieing roof construction together. Lime hair plaster finish to walls removed, skirtings and cornice removed. Concrete lintel above opening between Bedroom 3 and Bedroom 4 revealed identifying formation of opening as modern intervention. Partition between bedroom and en-suite removed (modern intervention) revealing beam (possibly re-used or height of building increased by introduction of further wall plate on top). Door linings and architrave to en-suite retained. Floor boards retained.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	• Ceiling joists removed throughout. • Close boarded sarking installed throughout roof. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144759</i> • Internal brick chimney and adjacent walls, and separating wall to Sun Room re-pointed. <i>IMG_20191021_144446, IMG_20191021_144450</i> • External flint and brick walls re-pointed <i>IMG_20191021_144433</i>
26 Ceiling materials and finishes removed to reveal flat roof ceiling joists plus skeiling which forms part of valley gutter. Close boarding over joists / rafters with no bearing to the purlin. Wall finishes removed, partition between Bedroom 5 and en-suite removed except for door and architrave which has remained insitu. Floor boards retained.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	• Separating wall to Sun Room re-pointed. <i>IMG_20191021_144446</i> • External flint and brick walls re-pointed <i>IMG_20191021_144440</i>
27 Ceiling materials and finishes removed to reveal flat roof ceiling joists plus skeiling which forms part of valley gutter. Close boarding over joists / rafters with no bearing to the purlin. Wall finishes removed, partition between Bedroom 5 and en-suite removed except for door and architrave which has remained insitu. Floor boards retained.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	• No change.

Climping Mill
Assessment of Significance Rev B

	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
28	FF08 Photo DSC02901 & photo DSC02897	Mill House (Mid C19th)	Landing	Floor finishes contemporaneous with those within the mill (168mm floorboards). Built in cupboards detailed to replicate the three panelled doors found elsewhere in the historic core with matching architrave. Former opening infilled opposite top of stairs but retaining context of earlier layout.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inappropriate door and architrave in former arched opening leading to FF02, enclosure of former open gallery to stairwell using modern wired glass set in timber frame.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing door within arched opening to FF02 and replace with purpose made door to fit the historic opening. Reinstate blocked up opening to FF07 and hang three panelled door salvaged from elsewhere in the building.
29	FF09 Photo DSC02902 & Photo DSC02905	20th century first floor radial addition supported on timber posts.	Sun Room	Construction Internally lined with timber studs, lath and plater ceiling and walls, exposed 140mm floorboards	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Infilling of original window to Mill House. The ceiling being further underdrawn by modern plasterboard and skim	Later phase of building, the sun room has some, albeit limited architectural value. Repair works are therefore based upon the use of like for like materials and finishes. Remove modern board to ceiling and repair / make good lath and plaster ceiling. Using the existing skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match contemporaneous profile. Sash windows to be overhauled restoring them to full working order. Retain / replace boarding over sash window which has been retained insitu, boarding to be fire resistant to achieve required compartmentation between units. No alterations are proposed and as such the works to repair the later adaptation are consider to preserve the significance of the designated heritage asset.
30	FF10 Photo DSC02908 Photo DSC02923 Photo DSC02911 Photo DSC02922 & Photo DSC02910	Mill Last Quarter C18th	Windmill Staircase	Exposed timber construction with plastered infill panels and skirting set between the exposed frame. Original winding staircase with timber balustrade and newel post, timber sliding sash windows, Lath and plaster walls and ceiling. Wide plank floorboards 168mm original to the structure. Three panelled door to match elsewhere in building with appropriate ironmongery	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Plethora of service pipes crudely chased into exposed frame, expanding foam evident and other modern interventions not compatible with the traditional construction.	Remove modern service pipes, conduit and inappropriate finishes to walls, window reveals and ceiling and make good with lime hair plaster. Inspect existing winder staircase and make good as necessary using like for like timber. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Install new iron handrail, flat 'D' profile ad moulded to suit the sloping form of The Mill. A new staircase will be formed between ground and first floor to replicate the form of the existing first to second floor. The location of the staircase will be informed by the position of existing constructional timber-frame and in accordance with the Structural Engineers details.

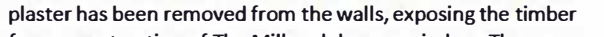
Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
28 Celling finishes removed exposing timber roof construction above. Lath and lime hair plaster finish to walls removed, skirtings removed. Plaster finishes to masonry wall removed and lath and plaster to the internal stud walls.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Close boarded sarking installed throughout roof. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144759</i> - Internal flint and brick walls re-pointed with additional creasing tile detail to outer edges. <i>IMG_20191021_144500</i>
29 Lath and plaster to ceiling removed exposing boards of flat roof. Lath and plaster to walls removed revealing the original weatherboarding to the mill including associated lead flashings. Removal of linings has revealed considerable decay to the frame of the mill. Removal of the lath and plaster to external curved wall shows timber close boarding and areas of staining and rot whilst removal of the finishes to the internal wall has revealed studs beneath the inner windows and exposed brickwork.			No alterations are proposed and as such the works to repair the later adaptation.	No change.
30 Removal of ceiling finishes has revealed a section of joists and floor boards above which are of different size and appearance to the original ceiling joists contained within The Mill. Lath and plaster has been removed from the walls, exposing the timber frame construction of The Mill and dormer window. The staircase has been removed in its entirety			The removal of the ceiling linings has revealed previous alterations to the floor plan including the provision of a timber staircase (removed as part of the current works). The extent of alteration can clearly been seen within the timber floor construction. The removal of ceiling linings therefore has further informed upon the morphology of the building. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	No change.

Climping Mill Assessment of Significance Rev B							
	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
31	FF11 Photo DSC02914	Mill Last Quarter C18th	Windmill Room	Exposed timber construction with plastered infill panels and skirting set between the exposed frame (DSC02918). Chamfered detailed formed in mid rail suggesting a former opening (DSC02912), timber sliding sash windows, simply detailed fireplace and surround proportional and contemporaneous to the room (DSC02918). Wide plank floorboards 168mm original to the structure. Three panelled door to match elsewhere in building with appropriate ironmongery	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Where there are signs of wet and dry rot carefully, using hand tools only investigate condition of timbers. Where rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which will follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove modern inappropriate finishes to walls and make good using lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Existing fireplace to be overhauled and the flue re-opened to allow the insertion of a wood burning stove. Remove wash hand basin and all associated pipework
32	FF12 Photo DSC02898 & Photo DSC02906	Mill House (Mid C19th)	Windmill Lobby	Later adapted by the insertion of the 20th century circular room, floorboards contemporaneous to those within the windmill (168mm wide plank boards), cast iron radiator, the only one within the building, plank and three panelled door, the later matching those elsewhere in the building (DSC02906), profiled skirting.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Blocked up former window opening (DSC02898) 20th century screen partly infilled	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Block up 2no. former openings, retaining existing door but fix shut to provide readability to the earlier layout.
33	FF13	Mill House (Mid C19th)	Bathroom	Contained within an area of the building where previous alteration has occurred including the provision of a modern 20th century flat roof. Elements of the earlier detail still remain such as lath and plaster ceiling and three over three sliding sash window.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern finishes obscuring fabric beneath	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. No alterations are proposed.
34	FF14	Mill House (Mid C19th)	WC	Contained within an area of the building where previous alteration has occurred including the provision of a modern 20th century flat roof. Elements of the earlier detail still remain such as lath and plaster ceiling and three over three sliding sash window.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern finishes obscuring fabric beneath	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Block up former openings, retaining existing door but fix shut ad boarding over with ply to provide backing for tiles to the proposed shower area.

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
31 Lath and plaster removed from ceiling exposing Traditional ceiling joists and floorboards above. Lath and plaster finishes removed between elements of exposed timber frame to reveal bitumen F!. Plastered finishes to chimney breast removed to exposed masonry. Removal of some damaged floor boards identifies boarding each side of joists.			The removal of the ceiling linings has revealed previous alterations to the floor plan. The extent of alteration can clearly been seen within the timber floor construction. The removal of ceiling linings therefore has further informed upon the morphology of the building. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	No change.
32 Removal of ceiling finishes has revealed a section of joists and floor boards above which are of different size and appearance to the original ceiling joists contained within The Mill. Lath and plaster has been removed from the walls, exposing the timber frame construction of The Mill and dormer window. The staircase has been removed in its entirety. Removal of partitions which previously formed lobby.			The removal of the ceiling linings has revealed previous alterations to the floor plan. The extent of alteration can clearly been seen within the timber floor construction. The removal of ceiling linings therefore has further informed upon the morphology of the building. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	No change.
33 Lath and plaster to ceiling removed exposing boards of flat roof. Lath and plaster to walls shows timber close boarding whilst removal of the finishes to the internal wall has revealed original studs.		Formatted jpeg images with maps Mill Building First Floor - Bathroom 	The removal of the ceiling linings was to enable inspection of the roof construction above with the intention of making good and repairing on a like for like basis.	No change.
34 Lath and plaster to ceiling removed exposing boards of flat roof. Lath and plaster to walls shows timber close boarding whilst removal of the finishes to the internal wall has revealed original studs.			The removal of the ceiling linings was to enable inspection of the roof construction above with the intention of making good and repairing on a like for like basis.	No change.

Climping Mill Assessment of Significance Rev B							
	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
35	FF15 Photo DSC02949	Mill House (Mid C19th)	Bedroom 6	Forming part of the original Mill House construction much of the fabric has been concealed by modern finishes. The room retains a traditional three over three sliding sash Georgian bar window and the profiled skirting remains in part.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partial loss of original profiled skirting.	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Proposed conversion of room to form a family bathroom. New pipework to be run between floor joists or surface mounted and boxed in to ensure minimal impact upon the historic fabric. Foul water pipes to discharge into existing Soil and vent pipe serving FF14. Existing floor to be inspected to ensure the construction is capable of taking the additional loading. Where concerns are raised Structural Engineer to detail strengthening of the existing floor construction in the form of strutting / addition joists mid span / new joist coach bolted to existing
36	FF16 Photo DSC02982 & Photo DSC02984		Bedroom 7	Retains some original features including 220mm floorboards, cornice six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, three panelled door and butt and bead plank door lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Floorboards replaced with 125mm boards as a repair. Replacement plain skirtings	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Removal of timber partition between FF16 and FF17. It would appear that the partition may have been constructed on top of the floorboards and whilst a partition may have existed it was further to the North in its earlier form as indicated by the visibly but joint in the floorboards
37	FF17		Bedroom 8	Retains some original features including 220mm floorboards, profiled skirting, three panelled door and butt and bead plank door lath and plaster walls and ceiling. Windows timber Georgian bar double casement	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Floorboards replaced with 125mm boards as a repair. Replacement plain skirtings	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Removal of timber partition between FF16 and FF17. It would appear that the partition may have been constructed on top of the floorboards and whilst a partition may have existed it was further to the North in its earlier form as indicated by the visibly but joint in the floorboards
38	FF18	Extension 2nd Quarter C20th	Corridor	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 2no. six over six timber Georgian bar sliding sash windows, three panelled door with matching architraves and window surrounds. Other features include possible lath and gypsum plaster stud walls, scribed frame and door with fanlight above, 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Insertion of 2no. stud partitions to form en-suite to Bedroom, Unit 1 and Shower room Unit 4. Carefully lift up existing floorboards to western end of Corridor to ascertain the reason for change in level. If possible reduce floor level to accommodate walk in shower. Block up former opening to room FF24, door to be fixed shut and boarded over with ply ready to receive ceramic tiled finish.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
35 Removal of lath and plaster ceilings reveal rafters configuration to vaulted areas plus a limited number of ceiling joists revealing considerable notching and drilling through joists for cable runs. Modern plaster removed from wall, although some remains in part to stud wall between landing and bedroom. Where finishes have been removed from external wall masonry with timber packers has been exposed. in addition the window opening has been altered substantiated by insertion of concrete lintel and 3no courses of bricks (headers) within the flintwork.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Close boarded sarking installed to North roofslope. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144810</i> <i>External flint and brick walls re-pointed</i> <i>IMG_20191021_144646</i>
36 Removal of lath and plaster ceilings reveal rafters configuration to vaulted areas plus a limited number of ceiling joists revealing drilling through joists for cable runs. Lath and plaster removed from wall. Where finishes have been removed from external wall masonry with timber packers has been exposed. Chimney stack exposed is a later adaptation evident from the timber packers behind and the change in brickwork type and coursing. The partition between Bedroom 7 and Bedroom 8 has been removed.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Close boarded sarking installed to North roofslope. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144810</i> <i>External flint and brick walls and chimney re-pointed</i> <i>IMG_20191021_144706</i> - Internal flint walls re-pointed and mortar to internal brick walls chased out in readiness for re-pointing. <i>IMG_20191021_144720</i>
37 Removal of lath and plaster ceilings reveal rafters configuration to vaulted areas plus a limited number of ceiling joists revealing drilling through joists for cable runs. Lath and plaster removed from wall. Where finishes have been removed from external wall masonry with timber packers has been exposed. Scarring has been revealed to the end gable indicating an earlier lower pitched roof.			The removal of the ceiling linings including joists are deemed to constitute loss of historic fabric and as such constitute negative impact to the significance of the designated heritage asset. Whilst the removal of the ceiling enables strengthening of the roof construction the proposal is not to reinstate but instead to retain the roof configuration within the room. The removal of modern non breathable wall linings is considered an enhancement reinstating the movement of moisture vapour through the historic fabric. Replacement of the wall linings with modern breathable systems will reinstate context and sense of place whilst ensuring breathability.	- Close boarded sarking installed to North roofslope. Dowel pegs inserted through roof collar with new salvaged timbers into existing rafters. <i>IMG_20191021_144810</i> - External and internal flint and brick walls re-pointed <i>IMG_20191021_144704</i>
38 Ceiling finishes removed exposing timber roof construction including flat roof element where the 20th century addition meets the historic Mill House. Plaster has been removed from the walls exposing a combination of brick and blockwork. The removal of plaster has also exposed the original external face of the side wall to Mill House. Scarring is also evident on the external face of Mill; House suggesting a lower pitched roof addition, removed at the time of the construction of the 20th century addition.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	Internal flint walls re-pointed with additional creasing tile detail to outer edges. <i>IMG_20191021_144821</i>

Climping Mill Assessment of Significance Rev B							
	Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
39	FF19	Extension 2nd Quarter C20th	Corridor	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash, three panelled doors with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls, plain skirting and 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted fire compartment screen between FF19 and FF20 visually detracts from the architectural character and internal context.	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Insertion of 2no. stud partitions to form en-suite to Bedroom, Unit 1 and Shower room Unit 4. Carefully lift up existing floorboards to western end of Corridor to ascertain the reason for change in level. If possible reduce floor level to accommodate walk in shower. Replace existing fire door and screen with new stud partition and three panelled door, re-used from elsewhere on the site
40	FF20 Photo DSC03008, Photo DSC03015 & Photo DSC03016	Extension 2nd Quarter C20th	Landing and stairwell	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash, three panelled doors with matching architraves and window surrounds. Other features include eml and plaster stud walls, plain skirting, 125mm floorboards and staircase with plain painted newels and spindles with polished wood handrail to replicate 'back of house' utilitarian context.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted fire compartment screen between FF19 and FF20 visually detracts from the architectural character and internal context.	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. No proposed alterations.
41	FF21	Extension 2nd Quarter C20th	Bathroom	Retains some features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash with profiled window surround and three panelled doors with plain architraves and skirtings. Other features include lath and gypsum plaster stud walls and 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. No proposed alterations to the fabric however the room is to be used as kitchen to Unit no. 4. All existing ducts and chases for pipework and conduit are to be re-used. The proposed extract to be taken through into the roof void and discharged via an in-line tile vent system.
42	FF22	Extension 2nd Quarter C20th	Bedroom 11	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 2no. six over six timber Georgian bar sliding sash, three panelled doors, including 'passage' door with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls and ceiling, plain skirting, modern 128mm floorboards and ceramic tiles to the hearth	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern 128mm floorboards, blocked up fireplace	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Existing 'passage 'door to be fixed shut.
43	FF23	Extension 2nd Quarter C20th	Bedroom 10	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 3no. six over six timber Georgian bar sliding sash windows, three panelled doors, including 'passage' door with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls, plain skirting. Modern 128mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Blocked up fire place and loss of fire surround and a modern flush door	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Existing 2o. 'passage 'door to be fixed shut and fireplace to be overhauled and flue fitted with stainless steel liner for wood burning stove.

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
39 Removal of lath and plaster to ceilings revealing a modern timber roof construction, removal of plaster to walls.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	No change
40 Removal of plaster to ceiling, the laths remain in part insitu revealing a modern timber roof construction, removal of plaster to external walls exposing brickwork whilst the internal wall is exposed blockwork and timber stud with the lath.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	No change
41 Plaster removed from ceiling, sanitary fittings and associated pipework removed. Floor finishes removed exposing plywood boarding.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	No change
42 Removal of plaster to ceiling, machine laths retained. Lifting of floorboards and localised area of removal of plaster to wall.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	Localised area of plaster removed from external chimney breast full height exposing brickwork. Re-pointing to flue. <i>IMG_20191021_144917</i>
43 Removal of plaster to ceiling, machine laths retained. Lifting of floorboards locally.			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	No change.

Climping Mill House

Assessment of Significance - IDL Update

Rev 01 - 2019.10.25

IDL:

Climping Mill
Assessment of Significance Rev B

Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works
44 FF24	Extension 2nd Quarter C20th	Bedroom 9	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 1no. six over six timber Georgian bar sliding sash ad 1no. four over four Georgia bar sliding sash window, three panelled doors, including 'passage' door with matching architraves and window surrounds. Other features include eml and plaster stud walls, plain skirting. Modern finish to floor.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Block up former opening infilling with softwood timber studwork. Existing 'passage' door to be fixed shut.
45 SF01	Mill Last Quarter C18th	Plant Room	Half storey room with water tanks clad in timber horizontal boarding. (DSC02935) Exposed timber construction with plastered infill panels (DSC02939), timber sliding sash windows. Wide plank floorboards 168mm original to the structure. Traditional wide planked door.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 4 - Mill Frames. Allowance to be made for extensive partnering with steel elements, especially to main spars and joints between framed elements for reconstruction of mill to original height and form. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Some evidence of newly inserted softwood timbers to partition formed between plant room and stair lobby. Some replacement of original timber floorboards with narrow boards	Where there are signs of wet and dry rot carefully, using hand tools only investigate condition of timbers. Where rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which will follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove modern inappropriate finishes to walls and make good using lime hair plaster. Existing windows to be overhauled restoring them to full working order. It is proposed to reinstate The Mill to its original form. The proposed works to raise the height of the existing flat roof timbers, re-using them where possible will result in some loss of fabric, however the existing jowl post and timber ring beam supported by the posts will remain insitu providing legibility of the earlier form. A new frame designed by the Structural Engineer will Access to the upper floor will be via a new staircase designed to replicate the form of the original to be retained between first and second floor.

Works carried out	Observations post stripping out	Photograph Reference	Assessment of Impact	IDL OBSERVATIONS 21.10.19
44 Removal of plaster to ceiling, machine laths retained. Lifting of floorboards and removal of plaster to walls, areas of timber stud lath remains insitu..			All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension.	Wall linings removed from centre of external wall, full height exposing timber studs external single skin brickwork and lead flashings. <i>IMG_20191021_144958</i>
45 Water tanks and partition to stairwell removed.			Part of the earliest form of construction on the site and as such retains the highest degree of architectural and historic significance. The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. The proposed works to raise the height of the existing flat roof timbers, will result in some loss although wherever possible timbers shall be removed. However the existing flat roof is a later form as a result of the truncation of the mill and therefore any loss is considered to be outweighed by the reinstatement of the Smock Mill. As such the proposals are considered to preserve the significance of the designated heritage asset.	No change



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